086.0	0001	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	705,700	/	705,700
USE VALUE:	705,700	/	705,700
ASSESSED:	705,700	/	705,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
154	-156	MADISON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PEREGUDOV DMITRIY
Owner 2:	
Owner 3:	
Street 1:	1337 MASS AVE
Street 2:	UNIT 144
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	COLARUSSO ANTHONY TRUSTEE -
Owner 2:	ADEM NOMINEE TRUST -
Street 1:	15 EXETER DRIVE
Twn/City:	WOBURN
St/Prov:	MA Cntry:
Postal:	01801

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1966, having primarily Wood Shingle Exterior and 2496 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6000.000	285,700		420,000	705,700
Total Card	0.138	285,700		420,000	705,700
Total Parcel	0.138	285,700		420,000	705,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 282.73 | /Parcel: 282.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	54194
GIS Ref	
GIS Ref	
Insp Date	07/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 086.0-0001-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	285,700	0	6,000.	420,000	705,700	705,700	Year End Roll	12/18/2019
2019	104	FV	222,700	0	6,000.	414,000	636,700	636,700	Year End Roll	1/3/2019
2018	104	FV	222,700	0	6,000.	318,000	540,700	540,700	Year End Roll	12/20/2017
2017	104	FV	209,000	0	6,000.	300,000	509,000	509,000	Year End Roll	1/3/2017
2016	104	FV	209,000	0	6,000.	276,000	485,000	485,000	Year End	1/4/2016
2015	104	FV	190,200	0	6,000.	258,000	448,200	448,200	Year End Roll	12/11/2014
2014	104	FV	190,200	0	6,000.	237,600	427,800	427,800	Year End Roll	12/16/2013
2013	104	FV	197,800	0	6,000.	237,600	435,400	435,400		12/13/2012

!6991!

PRINT

Date	Time
12/10/20	21:40:44

LAST REV

Date	Time
07/30/18	10:07:26
apro	
6991	

USER DEFINED

Prior Id # 1:	54194
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COLARUSSO ANTHO	1311-131		11/22/2005		448,000	No	No		
KERLLENEVICH SA	1187-58		5/8/1998	Family	175,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	MEAS&NOTICE	PH	Patrick H
3/24/2009	Measured	197	PATRIOT
1/9/2006	MLS	HC	Helen Chinal
1/19/2000	Mailer Sent		
1/19/2000	Measured	263	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6000		Sq. Ft.	Site		0	70.	1.00	6									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	
Total:	420,000	Spl Credit		Total:	420,000				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	19 - Texture 111	40	%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	D - Fair		
Year Blt:	1966	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.07067311
Const Adj.:	0.93375784
Adj $ / SQ:	169.957
Other Features:	107500
Grade Factor:	0.73
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	388151
Depreciation:	102472
Depreciated Total:	285679

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

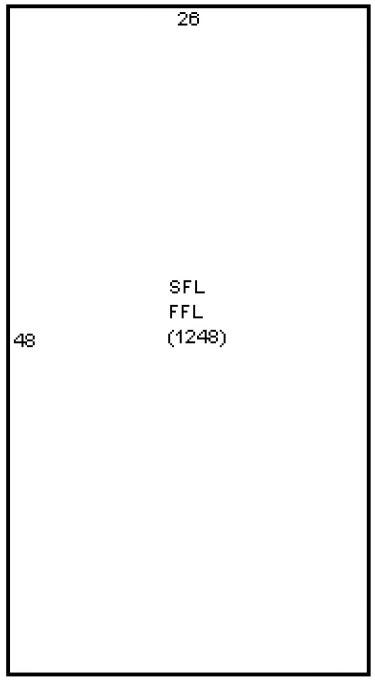
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	124.07
Special Features:	0	Val/Su Net:	114.46
Final Total:	285700	Val/Su SzAd	114.46

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,248	169.960	212,107
SFL	Second Floor	1,248	169.960	212,107

Net Sketched Area:	2,496	Total:	424,214

Size Ad	2496	Gross Are	2496	FinArea	2496

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 086.0-0001-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	8X10	A	AV	1970	0.00	T	39.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc